149.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,700 / 759,700
					USE VALUE:	759,700 / 759,700
					ASSESSED:	759,700 / 759,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDRY WILFRED C & MARY A
Owner 2:	
Owner 3:	
Street 1:	10 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,291 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Aluminum Exterior and 2205 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5291.000	353,900	700	405,100	759,700
Total Card	0.121	353,900	700	405,100	759,700
Total Parcel	0.121	353,900	700	405,100	759,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.61 | /Parcel: 344.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,900	700	5,291.	405,100	759,700	759,700	Year End Roll	12/18/2019
2019	101	FV	270,000	800	5,291.	405,100	675,900	675,900	Year End Roll	1/3/2019
2018	101	FV	270,000	800	5,291.	358,800	629,600	629,600	Year End Roll	12/20/2017
2017	101	FV	270,000	800	5,291.	300,900	571,700	571,700	Year End Roll	1/3/2017
2016	101	FV	270,000	800	5,291.	300,900	571,700	571,700	Year End	1/4/2016
2015	101	FV	254,800	800	5,291.	260,400	516,000	516,000	Year End Roll	12/11/2014
2014	101	FV	254,800	800	5,291.	251,700	507,300	507,300	Year End Roll	12/16/2013
2013	101	FV	254,800	800	5,291.	239,600	495,200	495,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11682

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12826-72		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017	1336	Window/S	10,611	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	CC	Chris C
12/24/2008	Measured	336	PATRIOT
1/7/2000	Inspected	276	PATRIOT
11/17/1999	Measured	268	PATRIOT
7/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5291		Sq. Ft.	Site		0	70.	1.09	8									405,111						405,100	

Total AC/HA: 0.12146 | Total SF/SM: 5291 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,111 | Spl Credit | Total: 405,100

User Acct

98487

GIS Ref

GIS Ref

Insp Date

07/18/18

!11682!

PRINT

Date	Time
12/11/20	01:49:28

LAST REV

Date	Time
12/02/20	11:03:05

jorourke

USER DEFINED

Prior Id # 1:	98487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27987397
Const Adj.:	0.99989998
Adj $ / SQ:	166.367
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434756
Depreciation:	80865
Depreciated Total:	353891

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

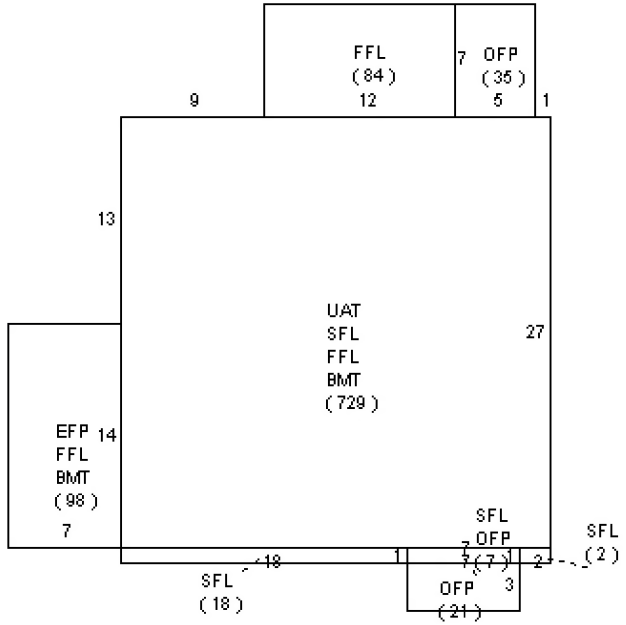
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.37
Special Features:	0	Val/Su Net:	124.74
Final Total:	353900	Val/Su SzAd	212.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	911	166.370	151,560
BMT	Basement	827	71.000	58,715
SFL	Second Floor	756	166.370	125,773
UAT	Upper Attic	182	66.550	12,128
EFP	Enclos Porch	98	55.000	5,390
OFP	Open Porch	63	42.690	2,689

Net Sketched Area:	2,837			Total:	356,255
Size Ad	1667	Gross Are	3384	FinArea	2205

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X9	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	13X23	F	FR	1995	3.15	T	24	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700